

**THE MEADOWS AT MELODY RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, December 18, 2007  
Minutes**

- 1) Call to Order 5:25pm, members present:  
David Kaufman  
Bob Hammond  
David Quinn  
Rich Bloom  
Jay Cunagin  
Gil Denis ARC  
Lauri Harris  
Members not present: Kurt Anselmi, Brett Kroger
  
- 1) Homeowners' Time
  - a.) Matt Bowers & Shelley Simonton – Comments regarding Lot 9 and Lot 10. Board decided to send letter thanking them for the feedback.
  - b.) Paul Cluskey – Question regarding renting out rooms in Melody Ranch. Send letter that HOA cannot restrict rental of market properties.
  - c.) Mary McSorely – Requesting Board waive \$25 fine. The Board voted to remove fine but require that she submit timetable for staining her house and landscaping.
  
- 2) Correction, approval, or disposition of minutes of previous meeting – November 20, 2007.  
David K made motion to approve, Bob Hammond seconded, all in favor.
- 3) Reports of Officers
  - a) Secretary Treasurer
    - i) Financial Review – Nov 2007, David K made motion to approve, Bob H seconded, all in favor.
    - ii) Aging Report – as of December 14, 2007
    - iii) Paul D'Amours Bill – David K approved, Bob seconded approval.
    - iv) Preliminary Budget 2008 – David K tabled budget for future meeting.
  
- 4) New Business –
  - a.) Talk with ARC members regarding past and future operations. David K made official motion to include Gil Denis and Jennifer Henninger on the Architectural Review Committee with the remaining committee being HOA Board members. Bob Hammond seconded, all in favor. The Board also voted to operate ARC meetings as closed meetings, only committee members present during decision making.
  
- 5) Old Business –
  - a.) Bike Rack quotes. Tabled.
  
- 6) Board Meeting Adjournment – Meeting adjourned at 6:00pm.

